

***REVISED***

**MINUTES OF THE REGULAR MEETING  
OF THE  
COMMUNITY PLANNING AND DEVELOPMENT BOARD**

**August 24, 2004**

**CALL TO ORDER**

Chair Hawley called the meeting to order at 7:00 p.m.

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**ROLL CALL**

Present: Chair John Hawley, Vice-Chair Bill Raney, Earl Warren, Carol Kempiaik,  
Jim Zwerg, Ruben Jimenez, Alternate-Dave Rioux

Absent: Member-Annette Napolitano, Alternate-Tana Wrublik

Council Members: Chris Urwiller, Levy Beard

Staff Present: Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy, Woody Scoutten,  
Bob Costello and Connie Meadows

**APPROVAL OF MINUTES**

Chair Hawley asked for a motion to approve the minutes of the August 10, 2004 Regular Meeting. Vice Chair Raney made a motion to approve the minutes of the August 10, 2004 Regular Meeting, seconded by Member Kempiaik. The motion passed unanimously.

**WITHDRAWALS/CONTINUANCES: NONE**

**5. NEW BUSINESS:**

**5A. Case No. DCA04-303: Development Code & Community Master Plan Amendments**

Development Code Amendment to the Town of Buckeye, Development Code regarding Community Master Plans and Development Code Priorities, Applicability, and Amendments whereby any amendment of existing, or new laws, rules, regulations, and standards of development under a Community Master Plan that such new standards shall be incorporated. Mr. Garthright presented the Ordinance to the Board. Chair Hawley opened the public hearing. Gary King of Earl, Curley & Legarde stated his concerns over possibly being at risk due to the new code ordinance change regarding "what is vested according to Arizona Law". Vice-Chair Raney stated the ordinance should read as a "Draft" until adopted by the Town Council. Member Kempiaik made a motion to continue item DCA04-303 until further clarification of the ordinance is provided. Member Jimenez seconded the motion. The motion did not pass by a vote of 4 to 3. Vice Chair Raney moved to revise the motion to continue decision

until such time the Town Attorney provides further information on the content of the ordinance. The motion was seconded by Chair Hawley. Discussion was held and it was determined that the second motion mirrored the first motion with the exception of date specific. Therefore, Member Kempiak revised her motion to state to continue item DCA04-303 to September 14, 2004 or until such time where further clarification is provided by the Town Attorney. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5B. Case No. SP04-19: Storage America**

Request by Ron Gerard of Gerard Builders for the approval of Site Plan for a 10 acre mini-storage and RV parking site, located just south of Yuma Road and approximately one half of a mile east of Miller Road, and as generally located in the northwest quarter of Section 17, Township 1 North, Range 3 West of the Gila & Salt River Base Meridian, Maricopa County, Arizona. Ron Gerard of Gerard Builders was present for questions from the Board. Chair Hawley asked if Yuma Road would encumber the project. Mr. Scoutten gave explanation for the relocation of Yuma Road. Chair Hawley opened the public hearing. Mr. Garthright presented a signed letter from Ray Chasse stating his concerns and suggestions regarding the proposed site plan. There being no further comments from the public, Chair Hawley closed the public hearing. Member Warren asked what the height of the building will be. Mr. Gerard stated it will be less than 10 feet. Member Rioux made a motion to approve SP04-19. The motion was seconded by Member Warren. The motion passed unanimously.

**5C. Case No. GPA(m)04-255: Tartesso North**

Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc., for the Minor General Plan Amendment of approximately 160 acres from the GC, General Commerce Land Use District to that of the PC, Planned Community Land Use District. This parcel is located in Township 2N, Range 4W, Section 27 and also as generally located northeast from the corner of the road alignments of Thomas Road and Wilson Avenue. This area is to be incorporated into the Tartesso North Community Master Plan. Manjula Vaz, of Gammage & Burnham, representing Lennar Communities Development, Inc., was available for comments. Member Warren made a motion to recommend approval of GPA(m)04-255. Member Jimenez seconded the motion. The motion passed unanimously.

**5D. Case No. RZ04-256: Tartesso North**

Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc., for the Rezoning of approximately 160 acres from the GC, General Commerce Land Use District to that of the PC, Planned Community Land Use District. This parcel is located in Township 2N, Range 4W, Section 27 and also as generally located northeast from the corner of the road alignments of Thomas Road and Wilson Avenue. This area is to be incorporated into the Tartesso North Community Master Plan. Manjula Vaz, of Gammage & Burnham, representing Lennar Communities Development, Inc., presented the project to the Board and described the land use. Chair Hawley opened the public hearing. There being no comments from the public, Chair Hawley closed the public hearing. Vice Chair Raney made a motion recommend approval of RZ04-256. The motion was seconded by Member Zwerg. The motion passed unanimously.

**5E. Case No. CMPA04-120: Tartesso North / Community Master Plan, Major Amendment**  
Request by Gammage and Burnham on behalf of Lennar Communities Development, Inc. to amend the Tartesso North Community Master Plan. This request for a major amendment to the Tartesso North Community Master Plan is pursuant to a new development approach which will be called Elianto. Some of the changes to the Tartesso North / Elianto Community Master Plan include a decrease in the number of villages from six (6) to four (4) with average densities remaining at two (2) to twenty-five (25) dwelling units per acre. Elianto will have 3.47 gross dwelling units per acre, with a total of 13,662 dwelling units. Two out parcels totaling 180 acres will be incorporated into Elianto. The first parcel is 160 acres and located at the northeast corner of the Thomas Road and Wilson Avenue intersection right-of-way alignments. The second parcel is 20 acres as located on the northeast corner of the Indian School Road and Turner Road intersection right-of-way alignments. Elianto will consist of 3,931 total acres after the addition of these parcels. The properties of this Community Master Plan, major amendment are generally located in portions of Sections 15-19, 21, 22, 23, 27, 28 and 29 of Township 2 North, Range 4 West of the Gila and Salt River Base Meridian, Maricopa County, Arizona. Manjula Vaz, of Gammage & Burnham, representing Lennar Communities Development, Inc., presented the project to the Board. Ms. Vaz stated that the amendment would include a name change from Tartesso North to Elianto, reduce the number of villages from six to four and add two out parcels of 180 acres. Vice Chair Raney made a motion to recommend approval of CMPA04-120. The motion was seconded by Member Warren. Member Rioux opposed the motion to recommend approval of CMPA04-120. The motion passed.

**6. COMMENTS FROM THE PUBLIC: None**

**REPORT FROM STAFF:**

Staff reported that the next Development Board meeting would be on September 14, 2004.

**REPORT FROM THE DEVELOPMENT BOARD: None**

**ADJOURNMENT:**

Chair Hawley asked for a motion to adjourn the meeting. Vice Chair Raney made a motion to adjourn the meeting. Member Warren seconded the motion. The Meeting adjourned at 8:00 p.m.

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John Hawley, Chair

**ATTEST:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 24th day of August, 2004. I further certify that the meeting was duly called and that a quorum was present.

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Larry Harmer, Secretary